

**DRAFT**  
**Zoning Commission**  
**July 14, 2021 – Meeting Minutes**

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**Commissioners Present:**

Will Northern, Chair, District 1  
Wanda Conlin, Vice-Chair, District 8  
Willie Rankin Jr., District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, District 5  
Sandra Runnels, District 6  
John Aughinbaugh, District 7  
Kimberly Miller, District 9

**Staff Members Present:**

Stephen Murray, Planning Manager  
Sevanne Steiner, Acting Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Sarah Bergman, Planner  
Sandra Barraza, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney

**Commissioners Absent:**

None

**I. PUBLIC HEARING** – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, July 14, 2021.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JUNE 9, 2021.**

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that the minutes of the Zoning Commission meeting of June 9, 2021 be approved. Motion passed 7-0.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-21-070 (CD 8)**

<b>Site Location:</b>	<b>2624 East Berry Street (1.32 acres)</b>
<b>Applicant/Agent:</b>	<b>Matkin Hoover Engineering</b>
<b>Request:</b>	<b>To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility in PD 720 Planned Development for “E” Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area; site plan included</b>

Stratton Poland appeared before the Commission in support of ZC-21-070.

The following people spoke in support of this request: Jonathan McNamara, Isaac Suarez, Sheelah Taylor

The following people spoke in opposition to this request: Barbara Smith

The following correspondence was submitted in opposition of this request: New Mitchell Boulevard NA

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-070 be Continued for 30 days. Motion passed 8-0.

**2. ZC-21-076 (CD 2)**

**Site Location:** 5200-5400 Ten Mile Bridge Road (33.883 acres)  
**Applicant/Agent:** Devin Huffines  
**Request:** From: “C” Medium Density -- To: “PD/C” with development regulation standards for fences and a waiver to MFD submittal; site plan included

Josh Eadie appeared before the Commission in support of ZC-21-076 and requested a 60-day continuance for this case.

The following people spoke in support of this request: Justin Light

The following people spoke in opposition to this request: Ryan Smith

Motion: Commissioner Rankin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-076 be Continued for 60 days. Motion passed 8-0.

**D. NEW CASES**

**3. SP-21-011 (CD 6)**

**Site Location:** 7621 Summer Creek Drive (0.75 acres)  
**Applicant/Agent:** Revenue Avenue LLC/ Syed Ahmed  
**Request:** To: Submit required site plan for PD 246 to add Restaurant

Narciso Lira appeared before the Commission in support of SP-21-011.

Motion: Commissioner Runnels made a motion, seconded by Commissioner McDonnell, that SP-21-011 be Approved. Motion passed 8-0.

**4. ZC-21-012 (CD 6)**

**Site Location:** 9901 and 10400-10600 blocks Crowley Rd, 1301 W. Risinger Rd  
**Acreage:** 153.87 acres  
**Applicant/Agent:** Bloomfield Homes, LP

**Request:**                      **From: “A-5” One-Family, “C” Medium Density, “E” Neighborhood Commercial -- To: “A-5” One-Family, “C” Medium Density, “E” Neighborhood Commercial**

No speakers appeared before the Commission regarding ZC-21-012.

Motion: Commissioner Runnels made a motion, seconded by Commissioner Miller, that ZC-21-012 be Approved. Motion passed 8-0.

**5. ZC-21-078 (CD 3)**

**Site Location:**            **5632 & 5636 Como Drive (0.26 acres)**  
**Applicant/Agent:**       **WJH Investment Companies/Travis Pierce**  
**Request:**                   **From: “E” Neighborhood Commercial -- To: “A-5” One-Family**

Travis Pierce appeared before the Commission in support of ZC-21-078.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, that ZC-21-078 be Continued for 30 days. Motion passed 8-0.

**6. ZC-21-079 (CD 7)**

**Site Location:**            **6051 Meandering Road (0.21 acres)**  
**Applicant/Agent:**       **WJH Investment Companies/Travis Pierce**  
**Request:**                   **From: “E” Neighborhood Commercial -- To: “A-5” One-Family**

Travis Pierce appeared before the Commission in support of ZC-21-079.

The following correspondence was submitted in opposition of this request: 1 letter

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-079 be Approved. Motion passed 8-0.

**7. ZC-21-080 (CD 2)**

**Site Location:**            **2807 & 2809 Clinton Avenue (0.308 acres)**  
**Applicant/Agent:**       **Guadalupe Diaz**  
**Request:**                   **From: “ER” Neighborhood Commercial Restricted -- To: “FR” General Commercial Restricted**

No speakers appeared before the Commission regarding ZC-21-080.

The following correspondence was submitted in opposition of this request: 1 letter

Motion: Commissioner Rankin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-080 be Denied. Motion passed 8-0.

**8. ZC-21-081 (CD 8)**

**Site Location:**            **3429 E. 1st Street (0.34 acres)**  
**Applicant/Agent:**       **Celia Munoz**  
**Request:**                   **From: “E” Neighborhood Commercial -- To: “I” Light Industrial**

Ramon Aranda appeared before the Commission in support of ZC-21-081.

The following people spoke in opposition to this request: Leah Mullins, Rick Herring

The following correspondence was submitted in opposition of this request: 6 letters, petition with 43 signatures

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-081 be Denied. Motion passed 8-0.

**9. ZC-21-082 (CD 8)**

**Site Location:** 4113 Mansfield Highway (1.24 acres)  
**Applicant/Agent:** Lama Estate, LLC  
**Request:** From: “B” Two-Family, “E” Neighborhood Commercial -- To: “E” Neighborhood Commercial

No speakers appeared before the Commission regarding ZC-21-082.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-082 be Approved. Motion passed 8-0.

**10. ZC-21-085 (CD 3)**

**Site Location:** 10821 Old Weatherford Road (45.94 acres)  
**Applicant/Agent:** Wyatt Carrell  
**Request:** From: Unzoned -- To: “A-5” One-Family

Chris Tysdal appeared before the Commission in support of ZC-21-085.

Motion: Commissioner Welch made a motion, seconded by Commissioner Runnels, that ZC-21-085 be Approved. Motion passed 8-0.

**11. ZC-21-086 (CD 8)**

**Site Location:** 901 Bessie Street (0.12 acres)  
**Applicant/Agent:** Better Place-Bessie LLC  
**Request:** To: Add Conditional Use Permit for quadraplex in “A-5/HC” One-Family/ Historic and Cultural Overlay

No speakers appeared before the Commission regarding ZC-21-086.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Rankin, that ZC-21-086 be Approved. Motion passed 8-0.

**12. ZC-21-087 (CD 2)**

**Site Location:** 6000 block Old Decatur Road (27.5 acres)  
**Applicant/Agent:** MCP/18, LLC/Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP

**Request:** **From: “J” Medium Industrial -- To: “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards for yard setbacks, fencing, open space, landscaping, building orientation, and a waiver to the MFD submittal; site plan included**

Justin Light appeared before the Commission in support of ZC-21-087 and stated that the applicant is requesting a 30-day continuance for this item.

The following people spoke in opposition to this request: Alex Arnold, Ryan Smith

The following correspondence was submitted in opposition of this request: 31 letters, Terrace Landing HOA, Remington Point HOA

Motion: Commissioner Rankin made a motion, seconded by Commissioner Runnels, that ZC-21-087 be Continued for 30 days. Motion passed 8-0.

**13. ZC-21-088 (CD 3)**

**Site Location:** **5800 - 5900 blocks Calmont & Malvey Avenues (10.96 acres)**  
**Applicant/Agent:** **LH Meeker Land LLC**  
**Request:** **From: “PD 19” for all uses in “E” with restrictions, “B” Two-Family -- To: “UR” Urban Residential**

Ray Oujesky appeared before the Commission in support of ZC-21-088.

The following people spoke in support of this request: Miller Sylvan, Tom Lamberth

*Commissioner Conlin joined the meeting at 2:55pm.*

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, that ZC-21-088 be Approved. Motion passed 9-0.

**14. ZC-21-089 (CD 9)**

**Site Location:** **505 W. Biddison Street & 3500 S. Jennings Avenue (11.39 acres)**  
**Applicant/Agent:** **XTO Energy**  
**Request:** **From: “I” Light Industrial -- To: “D” High Density**

Daniel Smith appeared before the Commission in support of ZC-21-089.

The following people spoke in opposition to this request: Richard Riccetti

The following correspondence was submitted in opposition of this request: Worth Heights NA, Las Familias de Rosemont NA, Hemphill Corridor Task Force

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, that ZC-21-089 be Continued for 30 days. Motion passed 9-0.

**15. ZC-21-090 (CD 2)**

**Site Location:** 2809 NW 19th Street (0.30 acres)  
**Applicant/Agent:** Cruselina Maradiaga  
**Request:** From: “A-5” One-Family -- To: “B” Two-Family

Cruselina Maradiaga (translation provided by Patricia Cardona-Zapata) appeared before the Commission in support of ZC-21-090.

The following people spoke in opposition to this request:

Motion: Commissioner Rankin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-090 be Denied. Motion passed 6-2, with Commissioners Northern and Welch voting in opposition.

**16. ZC-21-092 (CD 5)**

**Site Location:** 7820 Randol Mill Road (2.03 acres)  
**Applicant/Agent:** Homes for Our Troops, Inc.  
**Request:** From: “AG” Agriculture -- To: “A-21” One-Family

Michael Davis appeared before the Commission in support of ZC-21-092.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-092 be Approved. Motion passed 9-0.

**17. ZC-21-094 (CD 3)**

**Site Location:** 5900 block Jerry Dunn Parkway (15.007 acres)  
**Applicant/Agent:** FWISD/Pacheco Koch Consulting Engineers, Inc  
**Request:** From: “PD 1169”; PD/SU Planned Development/Specific Use for all uses in “A-5” One-Family and “R1” Zero Lot Line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived -- To: “CF” Community Facilities

Carlo Andreani appeared before the Commission in support of ZC-21-094.

Motion: Commissioner Welch made a motion, seconded by Commissioner Runnels, that ZC-21-094 be Approved. Motion passed 9-0.

**18. ZC-21-095 (CD 7)**

**Site Location:** 7045 Boat Club Road (1.55 acres)  
**Applicant/Agent:** Double B Land LP  
**Request:** To: Add Conditional Use Permit for Car Wash in “E” Neighborhood Commercial

Tim Attlee appeared before the Commission in support of ZC-21-095 and requested a 30-day continuance for this item.

The following people spoke in opposition to this request: Ryan Smith, Patrick Jacobs

The following correspondence was submitted in opposition of this request: 1 letter

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Rankin, that ZC-21-095 be Continued for 30 days. Motion passed 9-0.

**19. ZC-21-096 (CD 8)**

**Site Location:** 3601 Shelby Road (84.74 acres)  
**Applicant/Agent:** MCM Jones Family Inv LTD.  
**Request:** From: "A-5" One-Family, "C" Medium Density "E" Neighborhood Commercial -- To: "A-5" One-Family

Chris Tysdal appeared before the Commission in support of ZC-21-096.

The following people spoke in support of this request: Landon King

The following people spoke in opposition of this request: Natasha Canelos

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, that ZC-21-096 be Approved. Motion passed 9-0.

**20. ZC-21-097 (CD 6)**

**Site Location:** 6701 Dirks Road/Altamesa Boulevard (23.83 acres)  
**Applicant/Agent:** Pate Ranch Commercial LP  
**Request:** From: "MU-2" Mixed Use --To: "PD/ D" High Density Multifamily for Detached Multifamily

Andrew Ruegg appeared before the Commission in support of ZC-21-097.

The following people spoke in support of this request: Thomas Hill

Motion: Commissioner Runnels made a motion, seconded by Commissioner McDonnell, that ZC-21-097 be Approved. Motion passed 8-1 with Commissioner Conlin voting in opposition.

**21. ZC-21-098 (CD 8)**

**Site Location:** 8100 South Freeway (5.82 acres)  
**Applicant/Agent:** Watts Investments, LLC  
**Request:** From: "F" General Commercial, "G" Intensive Commercial  
To: Planned Development PD 1115 for all uses in "I" Light Industrial excluding truck washes, truck terminals, batch plants and outdoor kennels plus outdoor storage with development standards; site plan waiver requested.

Ray Oujesky appeared before the Commission in support of ZC-21-098.

The following people spoke in support of this request: Carlo Andreani

Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-21-098 be Approved. Motion passed 9-0.

**22. ZC-21-099 (CD 3)**

**Site Location:** 2001 Chapel Creek Boulevard (4.09 acres)  
**Applicant/Agent:** Normandale Baptist Church/Pape-Dawson Engineers  
**Request:** From: “E” Neighborhood Commercial; “C” Medium Density Multifamily -- To: “C” Medium Density Multifamily

Adam Reeves appeared before the Commission in support of ZC-21-099.

Motion: Commissioner Welch made a motion, seconded by Commissioner Rankin, that ZC-21-099 be Approved. Motion passed 9-0.

**23. ZC-21-100 (CD 7)**

**Site Location:** 5805 W. Bailey Boswell Road (94.28 acres)  
**Applicant/Agent:** Eagle Mountain-Saginaw ISD  
**Request:** From: “A-43” Single-Family -- To: “E” Neighborhood Commercial

Philip Varughese appeared before the Commission in support of ZC-21-100.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-100 be Approved. Motion passed 9-0.

**24. ZC-21-102 (CD All) - City of Fort Worth - Text Amendment**

**Request:** Adoption of an ordinance amending the Zoning Ordinance of the City of Fort Worth, to amend Articles 8 and 12 of Chapter 4, “District Regulations,” specifically Section 4.803, “Nonresidential District Use Table” and Section 4.1203, “Form-Based District Use Table” to remove “Gambling Facility” as an allowed use.

Melinda Ramos appeared before the Commission in support of ZC-21-102.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-102 be Approved. Motion failed 3-6, with Commissioners Northern, Rankin, Welch, Gober, McDonnell, and Miller voting in opposition.

**Meeting adjourned: 4:56 p.m.**

**7/14/21**

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Stephen Murray, Zoning Administrator  
Development Services Department

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Will Northern, Chair